

THE DISPATCH FOUNDED 1850.
THE TIMES FOUNDED 1884.

RICHMOND, VA., SUNDAY, JUNE 30, 1912.

PRICE FIVE CENTS.

GRASS GROWING IN OLD VIRGINIA

Alfalfa, the Coming
Money Crop of the
State.

SPLENDID YIELD IN NOTTOWAY COUNTY

Farmers All Over the State
Becoming Enthusiastic Hay-
makers—Demonstrator Sandy
Does Some Fine Demon-
strating on His Own
Farm.

BY FRANK S. WOODSON.
There are some people in Virginia who dislike very much to hear good news about their own State, and do not want to believe that which is good when the news is forced upon them. It may seem strange to the average enthusiast, but the fact is I am constantly receiving letters from disgruntled people who write to ridicule all the good reports of Virginia prosperity they read in the Industrial Section, especially that which has reference to improved agriculture, better farming and increased yields. These letters are usually unsigned, but some are signed by the writers.
One thing the croakers, for such they are, seem to take especially delight in discrediting is the good story that is coming up from all parts of the State in regard to hay crops. I have such a letter before me now and enclosed with it are clippings from two newspapers which go to show that certain farmers who ought to grow their own hay are regular customers of the feed stores, coming to town to buy Indiana grown hay to feed their Virginia mules on, and then the letter writer goes on to say that Virginia is not a grass-growing State, and "all the hot air you can crowd into your so-called Industrial section will not make it so."

Brighter Day Has Dawned.
The fact is that Virginia has not been, under the old system of farming, a grass-growing State, but it has been improving wonderfully along this line for the past several years, and this year the farmers of Virginia are cutting more first-class hay than they ever did before in the history of the State, and this is the encouraging news which raises the ire of the croakers.

Thomas O. Sandy and his forty odd farm demonstrators are preaching and practicing this doctrine, and doing it to good effect. One of the largest farmers in Fluvanna county told me two years ago that he never knew and never believed his farm would bring hay until his son, who is one of the county demonstrators operating under Mr. Sandy, convinced him by making six tons to the acre, and now this Fluvanna farmer buys no more mule feed from the feed stores, but is a seller of hay himself. Reports like this come from all over the State, and any man who wants to be convinced can readily obtain correct information that will lead him to believe that the day is near at hand when Virginia will be a great grass-growing and hay selling State.

Weight, and Measures That Tell.
Mr. Sandy has been cutting hay on his farm in Nottoway county, and he having told me before hand that he was going to weigh it carefully, I requested him to give me the particulars. He has complied with my request, and his letter is herewith given:

"I am sending you herewith a couple of pictures taken in the grass fields, one of alfalfa and one of mixed grasses. The alfalfa was cut the first time, May 17, and after drying thoroughly it was weighed as it was hauled into the barn, making a yield of 8,125 pounds to the acre. On June 20 it was cut the second time, and after drying sufficiently it was hauled into the barn, making a yield of 2,025 pounds to the acre. The cost of this alfalfa here was \$28.34, this included all of the work, fertilizers, etc."

"The mixed grasses weighed at first cutting 7,174 pounds to the acre, of thoroughly dry hay, as it was hauled into the barn on May 27."
The seasons being propitious, Mr. Sandy will have four cuttings in all, and will doubtless make between seven and eight tons to the acre, and hay is bringing over \$20 per ton, too. What Sandy has done on his Nottoway county farm is being done in various parts of the State by good farmers who have followed the instructions and the methods laid down by him and his assistant demonstrators and can be done by hundreds of others.

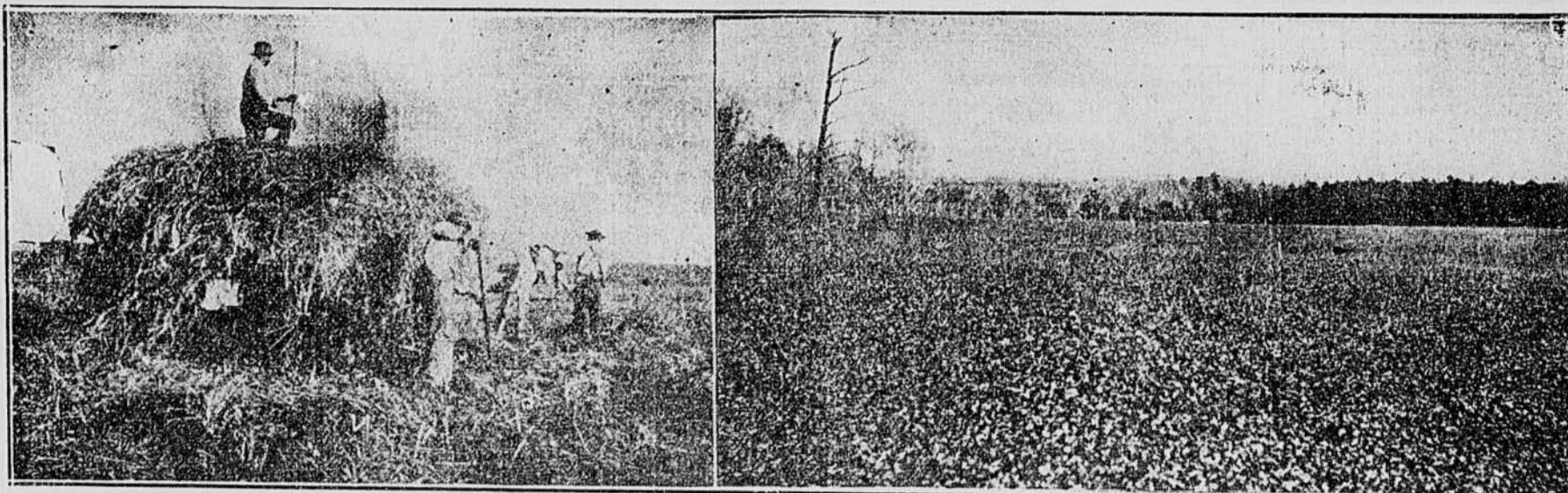
Whole State Getting in Line.
Mr. Sandy writes further as follows:

"I find there is more interest along agricultural lines than ever before. The farmers are becoming thoroughly alive to the great need of raising their own hay. The demonstration work is showing the people throughout Virginia and other States as well that we can raise as fine grass, in the Piedmont section especially, as anywhere else. Last week I had four men from Tennessee to come to my farm studying the grass proposition. They went from farm to farm throughout the State getting data, and then they were to go back to Tennessee and teach the farmers there how to do the same thing."

"Alfalfa, I am satisfied, is destined to be the future grass crop of the State. In one county of Virginia we had over 100 farmers working alfalfa last year under demonstration methods. Some eighty or ninety of these men made a splendid success. This fall we will have from 100 to 250 farmers rearing alfalfa, from one to ten acres each."

"We expect to have forty-five counties represented at the State Fair this fall making demonstration ex-

HAY CUTTING IN OLD VIRGINIA



GETTING THE GRASS HOME.



THE MODERN ALFALFA FIELD.

MIXED GRASSES IN PROFUSION.

MOTIVE POWER IN GOOD FARMING

Some Thoughts by One Who Has
Seen a Thing or
Two.

MACHINES DO MUCH WORK

An Old-Timer Catches On to New
Tricks—His Views
Expressed.

BY J. M. BELL.

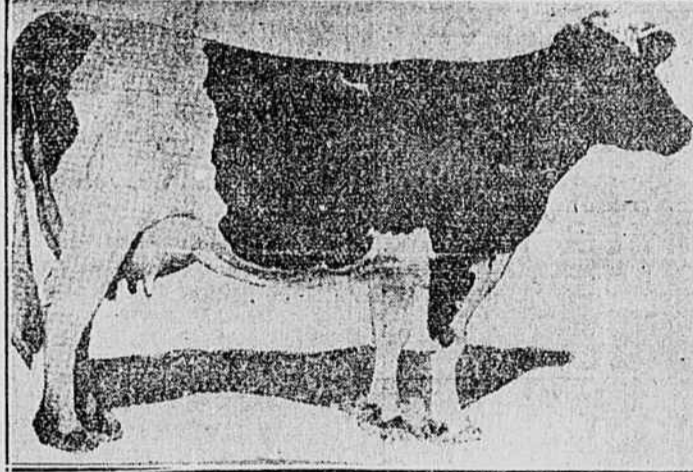
The writer paid a visit to one of the largest estates in Virginia a few days since, an estate where in the neighborhood of 3,500 acres are under cultivation. Here the staple crops, such as wheat, corn, oats and hay, are raised on such a scale as to necessitate the regular employment of quite a large number of men as well as mules.

The question of improved machinery of all kinds must be considered, with the idea of reducing running expenses, and this improved machinery is used on every occasion where available.

Traction Engine and Gang Plow.
In connection with the subject of better and more improved farm implements on the farm, let me say right here that I went down to this place with the idea of seeing a traction engine pull a fourteen-inch bottom plow at the rate of two miles per hour, each plow cutting its furrow at an average depth of ten inches—any one of these plows, if detached and propelled by our long-eared, shear-tailed friend, the mule, would require four of these faithful animals to pull it. Then there must, or should, be a negro plowman and a negro driver for each four mules. This would mean, under these conditions, twenty-four mules, twelve men and six four-horse plows. The traction engine outfit, requiring two men, one barrel of 7-cent kerosene oil per day, also some lubricating oil, and will, under favorable conditions, long rows and good looking soil, turn in the neighborhood of eighteen acres per day. Where rows are shorter or land conditions not so favorable, probably from twelve to fifteen acres may be considered a fair day's work.

Cost of Outfit.
I understand that the cost of this outfit is about \$2,500. The running expenses are, barring accidents (which may entail repair bills), one tank of kerosene oil per day and two men—one to care for the engine, the other to attend to the plows.
In addition to the fine plowing this outfit does, the traction plow will enable a farmer to run a harrow behind the plow, thus doing double work if necessary. The engine is also valuable in moving heavy loads or machinery about the farm or on the roads, also for threshing, haling and other work where an engine is needed.

Improved farming methods are certainly in vogue these days in Old Virginia, and on the large estate, Buckland stock farm, in Charles city county, where the above mentioned plowing outfit is being tested, about every kind of up-to-date implement is used



THE COW THAT EATS IT ALL RIGHT.

Views and Near Views; Hints and Suggestions

Very Interesting Figures That Are Worth
While—Farmers Ought to Be Happy.
Convicts Good Road Makers—Good
Water in East Virginia—Good
Times in Old Virginia.

BY FRANK S. WOODSON,
Industrial Editor.

This column is open to contributors who have something to say of a suggestive nature, and who are willing to make hints and suggestions looking to the better development of the good old States of Virginia, West Virginia and North Carolina, and who can hold their suggestions down in any one issue to from 150 to 200 words. Such communications, addressed to the Industrial Editor, will receive prompt attention.

Figures Worthy of Study.
There are number of good hints in the following, which I take from Financial America, a paper printed in New York:

"If each acre of improved agricultural land in this country could be made to yield only one additional bushel of produce, 12,500 extra trains of fifty cars each would be required to move the aggregate increased yield. Eighty bushels of corn will make more net profit in one year than a fifty-bushel acreage for four years—a fact about forty bushels yearly is required to come out even on high-priced land. Truths of this sort are what our farmers should be taught, and the only practical way to bring them to their attention is to go right to their farms and establish practical field demonstrations."

"Qualified demonstrations are necessary for such work, but their expense has been fully justified by the results following their appearance. More than 600 farm demonstrators have been teaching farmers in the South in the last seven years, with excellent returns to the agriculturists; and it seems that sort of practical agricultural instruction might be extended to every county in our principal farming States. Bankers' associations are agitating the extension of agricultural education along this line, and a bill is now before Congress

DRINKING WATER IN EAST VIRGINIA

Artesian Wells Being Easily
Bored in Every Direction.
Furnish Abundant Supply.

SOME DEEP BORING DONE

Good, Soft and Wholesome Water
Easily Reached, and Plenty
of It.

A. Jeffers, of Oceana, in this State, furnishes the world, through the columns of the Manufacturers' Record, some valuable and interesting information concerning the water supply in Eastern Virginia. Here is his article:

Water in Eastern Virginia for domestic purposes and for farm stock is easily and economically secured in abundance, supply and good quality. The wells are either dug or driven to the depth of fifteen to forty feet, and an abundant supply of good, pure, soft water is thus secured, sufficient for all ordinary purposes, but not sufficient for manufacturing and industrial purposes. In order to secure a supply sufficient in quantity, and at the same time free from chemical elements injurious to the boilers, deeper wells have been bored, even to the depth of 2,000 feet or more, and down to the granite foundation rock upon which the crust of the earth is supposed to rest, down to the igneous rock.

What the Boreers Found.
Such a well is now being bored in Berkeley, a suburb of Norfolk. The attention of the writer was called to this well recently and a visit was made, principally with a view to learning the different strata penetrated by the work. The "log" of the well referred to is herewith given briefly. It shows the thickness of the different strata penetrated.

The well was sunk in a section which had been filled in for many years, and which was originally under water. The strata passed through, as shown by the "log" kept by the engineer, follows:
14 feet of made or artificial land.
18 feet white sand.
70 feet blue mud.
24 feet fine blue sand.
128 feet light blue marl.
48 feet light blue marl with sand in it.
1 foot rock strata.
260 feet green sand marl with shells.
30 feet fine sand with black particles in it.
165 feet green marl, no shells in it.
1 foot rock strata.
11 feet black sand with flowing water.
72 feet clay or gumbo.
1 foot rock.
21 feet red, blue and green clay.
6 feet hard shell rock.
36 feet light gray sandy marl.
12 feet light gray marl, no sand.
2 feet rock resembling granite.
30 feet red and gray clay, with traces of coal.
3 feet gray sand rock.
10 feet gray with boulders in lower

SMALL FARMS IN NORTH CAROLINA

Agricultural Development in the
Old North State Since the
Great War.

TENDENCY SMALL HOLDINGS

Conditions Much the Same as in
Virginia, With Some Notable
Exceptions.

BY W. J. LAUCK.

The tendencies in agricultural development in North Carolina during the past fifty years have been similar to those in Virginia. There has been a gradual breaking up of large estates and the developing of a constantly increasing number of small farmers. There is a considerably larger area of unimproved land in North Carolina, however, than in Virginia. The proportion of tenant farmers is also greater in North Carolina, probably due to the fact that cotton is the staple crop.

The census returns of 1910 showed that there were only 800 farms of 1-9 acres or over in North Carolina, as contrasted with 1700 in 1880. Farms of 100 to 1,000 acres were also found to be half as many in number as compared with the period preceding the Civil War. The greatest number of North Carolina farms in 1910 were found to be between twenty and fifty acres in area. There were 75,000 of these in the census year as against only 34,000 in 1880. There were also 25,000 ten to twenty-acre farms, and 14,900 three to ten-acre farms in the State in 1910, or twice as many of each class as there were fifty years ago. In other words, approximately one-half of the North Carolina farms at the present time are less than fifty acres, and almost four out of every five farms are under 100 acres in area.

Additional evidence of the dividing up of estates is that there was a total of 254,000 farms in the State in 1910, and only 75,000 in 1880. In other words, there were 115 farms per 1,000 of population during the last census, as against only 76 at the opening of the War between the States.
Improvement of Land.
During the past fifty years a much greater area of land in North Carolina has been improved or brought under cultivation than in Virginia. At the beginning of the decade 1860-70 there were 6,500,000 acres of improved land in the State. This area remained stationary until 1880, but during the past thirty years 2,400,000 additional acres have been brought under cultivation. Within the decade 1900-1910 alone half a million acres were improved. Of the total farm acreage of North Carolina, two-fifths is now improved, as contrasted with one-fourth in 1840. The average farm contains eighty-eight acres, of which thirty-five are improved.

Value of Farm Property.
There has been a threefold increase of farm values also in North Carolina since the war, as compared with a twofold increase in Virginia due prin-

REAL ESTATE AND BUILDING NEWS

Many Changes That Have
Come in the New
Development.

SALE AND RESALES; GOOD BUSINESS

There Are Some Things of a
Local Character That Is
Worth Thinking About.
Industrial Development
and Local Real Estate Stunts.

There has been a kind of summer quietness in the real estate regions for the past week, and yet there has been some right lively things doing on the quiet. They are very much on the quiet, I mean some of the big things that have been doing. To illustrate: I heard on the curb that a certain deal had been made involving more than a quarter of a million dollars, counting the swaps and the exchanges and the trades and all that kind of thing as they might have been made going and coming. When I got down to the bed rock I found that nothing had really been done, but not less than three agencies were in a most hopeful condition, hopeful as to developments that might turn out good commissions for themselves, and maybe all of the agents got all of the commissions coming to them they may have a good Fourth of July time.

Big Things Done.
Unquestionably the biggest sale of the week was that of the three stores, 724, 726 and 728 East Main Street. The sale was made by the estate of Charles U. Williams, and engineered by the real estate concern of William B. Pizzini Company, the motive power of which, in this particular deal, being Mr. Franklin.

A Times-Dispatch man who called on the Pizzini firm for information was informed by the head of the same that he was not at liberty at this time to divulge either the name of the purchaser or the details of the sale, but volunteered the information that the present buildings, which have been an eye-sore to this rapidly developing section of Main Street, would be demolished and the property developed along modern lines, as soon as the present leases on the property expire.

Some Later News.
Later on, the inquisitive man of news learned that the purchaser of the property were Gilbert K. Pollock, a prominent member of the City Council, and the Kaufman, a Broad Street merchant, who knows a good thing when he sees it. Gilbert Pollock has a somewhat similar eye. Anyhow, these two bought the property on what they considered a good speculation, and a right good speculation it has proven to be, for before the sun went down yesterday they had sold one-third of it for a mighty big profit. What they propose to do with the balance of it remains to be seen, but it is said that they intend that the big skyscrapers will fall down, and who knows but that they may be in great shape? The one-third that the new purchasers sold is said to have gone to that good man Stumpf, who owns the good hotel adjoining. Possibly he is for enlargement. All Richmond is for enlargement, and that man Stumpf is a Richmond idea kind of a fellow.

Another Thing All Right.
The next biggest sale that I have heard of was that of the Woodbridge property, at the corner of Eleventh and Grace Streets. This historical property was bought by Ralph Levy and Richard Moore, and they bought it on speculation. I hear that they paid \$50,000 for the property, which was torn down the old 1811 house thereon and offer the property as a twentieth century proposition.

I hear of a number of other local deals, but I am urged to hold down to deals and as to details, for politics holds all the space now.

To sum the whole subject up, the deals in real estate in Richmond for the past week have been very favorable to the folks who deal therein, but they are very reticent as to details.

Notes Here and There.
Forced by circumstances beyond their control to move their offices from Eleventh Street, which they had occupied (as to the senior member) for forty-three years, the well-known firm of N. W. Bowe & Son have taken offices at 110 North Seventh Street, in a building of the new city which was planned and constructed to meet the requirements of their large and constantly growing business, and in doing so they did not at all overlook the matter of comfort and regard for appearances. They also have a very cute eye to business, in that they recognize the fact that the real estate business is moving uptown. The N. W. Bowe concern is old enough to know a good thing when it sees it, and it knew when to move his sign up.

C. & O. Getting Straight.
Columbus O., June 23.—The Chesapeake and Ohio Railway of Indiana has filed application with the Ohio State commission for authority to issue \$2,750,000 additional stock and \$250,000 first mortgage 5 per cent. twenty-year bonds. These securities will go into the Chesapeake and Ohio treasury to reimburse the parent company for money expended on improvements to the Chesapeake and Ohio of Indiana. The securities will be pledged under the \$125,000,000 Chesapeake and Ohio mortgage. With these additional issues Chesapeake and Ohio of Indiana will have issued \$5,125,000 stock and \$4,750,000 bonds.